107.0	0005	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	890,700 / 890,700
					USE VALUE:	890,700 / 890,700
					ASSESSED:	890,700 / 890,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		LANTERN LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DEFILIPPO JOHN P
Owner 2:	
Owner 3:	
Street 1:	94 LINCOLN RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry: Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	DE FILIPPO JOHN A--ETAL -
Owner 2:	DE FILIPPO FRANCES A -
Street 1:	31 LANTERN LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 14,452 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1956, having primarily Wood Shingle Exterior and 3271 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	14452.000	293,200		597,500	890,700
Total Card	0.332	293,200		597,500	890,700
Total Parcel	0.332	293,200		597,500	890,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 272.32 | /Parcel: 272.3

Legal Description

User Acct 68438

GIS Ref

GIS Ref

Insp Date 08/30/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 107.0-0005-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	293,300	0	14,452.	597,500	890,800	890,800	Year End Roll	12/18/2019
2019	101	FV	239,500	0	14,452.	597,500	837,000	837,000	Year End Roll	1/3/2019
2018	101	FV	239,500	0	14,452.	512,100	751,600	751,600	Year End Roll	12/20/2017
2017	101	FV	239,500	0	14,452.	478,000	717,500	717,500	Year End Roll	1/3/2017
2016	101	FV	239,500	0	14,452.	409,700	649,200	649,200	Year End	1/4/2016
2015	101	FV	238,400	0	14,452.	367,000	605,400	605,400	Year End Roll	12/11/2014
2014	101	FV	238,400	0	14,452.	339,700	578,100	578,100	Year End Roll	12/16/2013
2013	101	FV	238,400	0	14,452.	323,900	562,300	562,300		12/13/2012

!8422!

PRINT

Date	Time
12/10/20	22:59:53

LAST REV

Date	Time
01/16/20	08:42:10
mmcmakin	
8422	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DE FILIPPO JOHN	1238-126		6/26/2001	Family	1	No	No		Frances A DeFilippo dod 10/24/2019
	558-166		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/1/2019	368	Insulate	15,323	C				
3/9/1998	117	Manual	1,100					REROOF BACK OF HOU

ACTIVITY INFORMATION

Date	Result	By	Name
8/22/2019	Mail Update	JO	Jenny O
8/30/2018	MEAS&NOTICE	CC	Chris C
2/17/2009	Meas/Inspect	189	PATRIOT
11/24/1999	Inspected	267	PATRIOT
11/10/1999	Mailer Sent		
10/26/1999	Measured	243	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	68438
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		14452		Sq. Ft.	Site		0	70.	0.59	4									597,495						597,500	

Total AC/HA: 0.33177 | Total SF/SM: 14452 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 597,495 | Spl Credit | Total: 597,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.19573808
Const Adj.:	0.99148500
Adj $ / SQ:	112.628
Other Features:	85647
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	398348
Depreciation:	105164
Depreciated Total:	293184

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

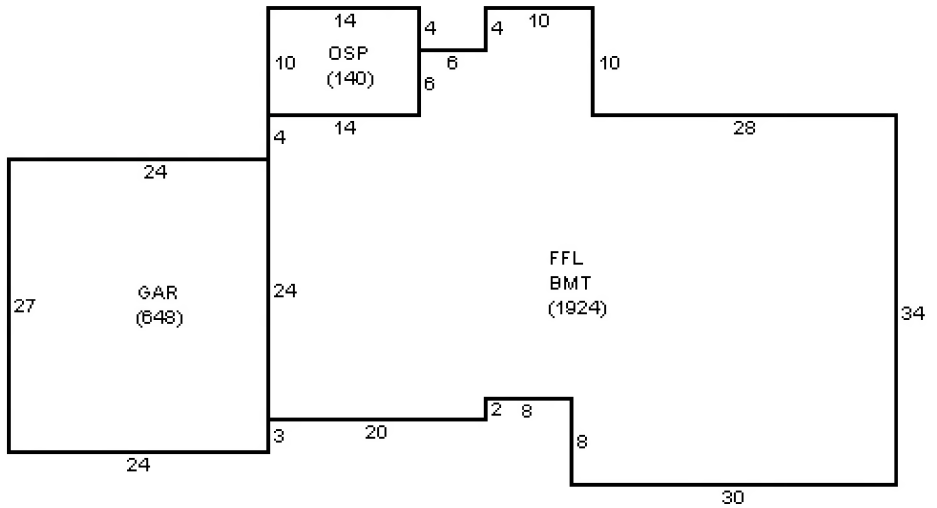
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	112.63
Special Features:	0	Val/Su Net:	63.24
Final Total:	293200	Val/Su SzAd	152.39

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,924	41.360	79,571
FFL	First Floor	1,924	112.630	216,696
GAR	Garage	648	18.700	12,116
OSP	Screen Porch	140	30.850	4,319
	Net Sketched Area:	4,636	Total:	312,702
Size Ad	1924	Gross Are	4636	FinArea 3271

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

107.0-0005-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	